

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		HUNTINGTON RD, ARLINGTON

## OWNERSHIP

Owner 1:	ARMSTRONG AMY &			
Owner 2:	LIMB ADAM			
Owner 3:				
Street 1:	73 HUNTINGTON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	LAWSON DOUGLAS W--ETAL -		
Owner 2:	LAWSON MARION IRENE -		
Street 1:	73 HUNTINGTON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Aluminum Exterior and 1502 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.17580	Total SF/SM:	7658	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	454,820	Spl Credit		Total:	454,800
--------------	---------	--------------	------	-------------	-----	------------	---------------	-----------	--	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7658.000	324,700	700	454,800	780,200
Total Card	0.176	324,700	700	454,800	780,200
Total Parcel	0.176	324,700	700	454,800	780,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		519.44	/Parcel: 519.44

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,700	700	7,658.	454,800	780,200		Year end	12/23/2021
2021	101	FV	315,100	700	7,658.	454,800	770,600		Year End Roll	12/10/2020
2020	101	FV	315,100	700	7,658.	454,800	770,600	770,600	Year End Roll	12/18/2019
2019	101	FV	242,100	700	7,658.	448,300	691,100	691,100	Year End Roll	1/3/2019
2018	101	FV	244,000	0	7,658.	344,400	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	244,000	0	7,658.	324,900	568,900	568,900	Year End Roll	1/3/2017
2016	101	FV	242,100	0	7,658.	298,900	541,000	541,000	Year End	1/4/2016
2015	101	FV	236,300	0	7,658.	279,400	515,700	515,700	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
4/3/2017	SQ Returned	MM	Mary M
6/18/2013	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	163	PATRIOT
3/9/2000	Inspected	276	PATRIOT
2/3/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_/\_\_/\_\_

[illegible]

454,820	Spl Credit	Total:	454,800
---------	------------	--------	---------

apro

2023

## EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	3	- Aluminum
Sec Wall:	4	- Vinyl 30 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1949	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G14	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	GD	1997	0.00	T	13.2	101						
19	Patio	D	Y	1	12X16	A	AV	1997	4.20	T	17.6	101			700			700